

NEW TOWNHOUSE CONSTRUCTION QUARTERLY STATUS REPORT
September 11, 2003

This is the current status report of the Authority's development pursuant to the Court Order in the Newark Coalition for Low Income Housing vs. the Housing Authority of the City of Newark and HUD.

The following New Developments are complete:

Project NJ 2-39, Betty Shabazz Village; (124 Units)

Project NJ 2-40, Serenity; (100 Units)

Project NJ 2-41, Oscar Miles Village; (199 Units)

Project NJ 2-42, (194 Units)

Project NJ 2-43, (100 Units)

Project NJ 2-44, Rosario Villa; (94 Units)

Project NJ 2-45, (100 Units)

Project NJ 2-46, (96 Units)

Project NJ 2-51, Mt. Pleasant Estates; (42 Units)

Project NJ 2-52, Wynona Lipman Gardens; (300 Units)

Total: 1349 Units

Project NJ 2-47; Century 21 Development Co.

This Project consists of 100 units of housing and a community building between Madison Avenue, Peshine Avenue, West Alpine Street, and Irvine Turner Blvd. Century 21 Development Co. was designated the Developer on September 27, 2002. The Authority and the Developer executed the Turnkey Contract of Sale that was approved by HUD on June 4, 2003. The Project is being conducted in three stages under a ground lease of land owned by the Authority. Excavation for foundations is being conducted on all of the sites. Foundation construction is being conducted on the large site location between Clinton Avenue and Madison Avenue. Wachovia Bank is providing construction financing. The Developer closed on the construction mortgage on June 27, 2003. Construction is expected to be complete by the end of 2004. / 2004??

Project NJ 2-48; Century 21 Development Co.

This project consists of 96 units and a community building in the South Ward Industrial Park Area between Clinton Avenue and Hawthorne Avenue. The Authority designated Century 21 Development Co. as the developer of this project and the Turnkey Contract of Sale was executed in June 2002. The First Stage was substantially completed in April 2003. Final inspection occurred on May 7, 2003. The Authority took possession of the units at a closing on May 30, 2003. The Authority has conducted final inspections of the Second Stage, consisting of 36 units. HUD inspected the completed units on July 3, 2003. The Authority determined that the units are substantially complete. The Authority has withheld \$29,000 until all items on the punchlist are corrected. HUD approved the closing documents and the closing occurred on July 29, 2003. We have received notice from the Developer that it believes that the final Stage is substantially complete. The Authority's construction manager and inspection staff are conducting final inspections of the units. It is anticipated that the project will be complete and closing on the final stage will occur in October 2003. The Developer has completed the items set forth in the punchlist of Phases 1 and 2.

Q10 - Let IT report said Aug 2003

Project NJ 2-49.

This project consists of 88 units and a community building to be built on South Twelfth Street, Peahine Avenue, Jelliff Avenue, Hunterdon Street, and Clinton Avenue in the Lower Clinton Hill Area. The Authority has received reports from its financial expert and construction manager regarding the quality of the four proposals that were received in response to a request for proposals. The prospective developers met with the Authority in April 2003 to discuss their proposals. Thereafter, the Developers provided various modifications of their proposals reflecting concerns raised by the Authority. The recommendations related to selection of a developer for this project has been under review. A resolution has been submitted to the Board of Commissioners authorizing the designation of a developer for this project. It is scheduled for consideration at the Board's meeting of September 25, 2003. Once the designation is made, the Authority will prepare the PHA Proposal for HUD review and approval. The Developer will prepare the plans and specifications to be approved by the Authority. The site plan will be submitted to the Central Planning Board for approval.

Project NJ 2-50

This project consists of 88 units and a community building. Many of the units are to be constructed on land located on Wakeman Avenue, May Street, Lincoln Avenue, Arlington Avenue and Triton Terrace in the North Ward. Some are on Ashland Avenue in the West Ward. Some of the units are on Jelliff Avenue, West Runyon Street, Hunterdon Street, Ridgewood Avenue and Clinton Avenue in the South Ward. Some are on Quitman Street in the Central and Sherman Avenue in the East Ward. The Authority has added additional land for use in the development of the project, to be used if the Developers find the approved land insufficient for the units to be developed. The Authority advertised for Proposals during the week of March 17, 2003; proposals were due on June 17, 2003. The responses that were received are under internal review in accordance with the Authority's turnkey review procedure. Schedule ??

Proposals rec'd 6/17. Now 9/17? Status now?

Project NJ 2-53

This is a project that consists of 56 units and a Community Building that will be constructed on two blocks located on Elizabeth Avenue and a block located between Hillside Avenue and Irvine Turner Blvd. Tony Gomes Construction Company was designated the Developer on September 27, 2002. HUD approved the Authority's PHA Proposal and the developer for this project. The Authority has been meeting with the Developer's design team regularly to prepare construction plans. The Central Planning Board at a hearing on July 14, 2003 approved the site plan. The developer is about 70% complete in preparing its construction documents. When the contract documents are completed we will finalize the Turnkey Contract of Sale for approval by HUD.

Developer selected 9/27/02. Now 9/03, construction plans not yet complete??

Status of all New Townhouse Units

Completed Units	1445 in 11 Projects
Units under Construction	100
Units in a project with developer designation	56
Units in a project with developer being designated	88
Units in a project with developer proposal under review	88